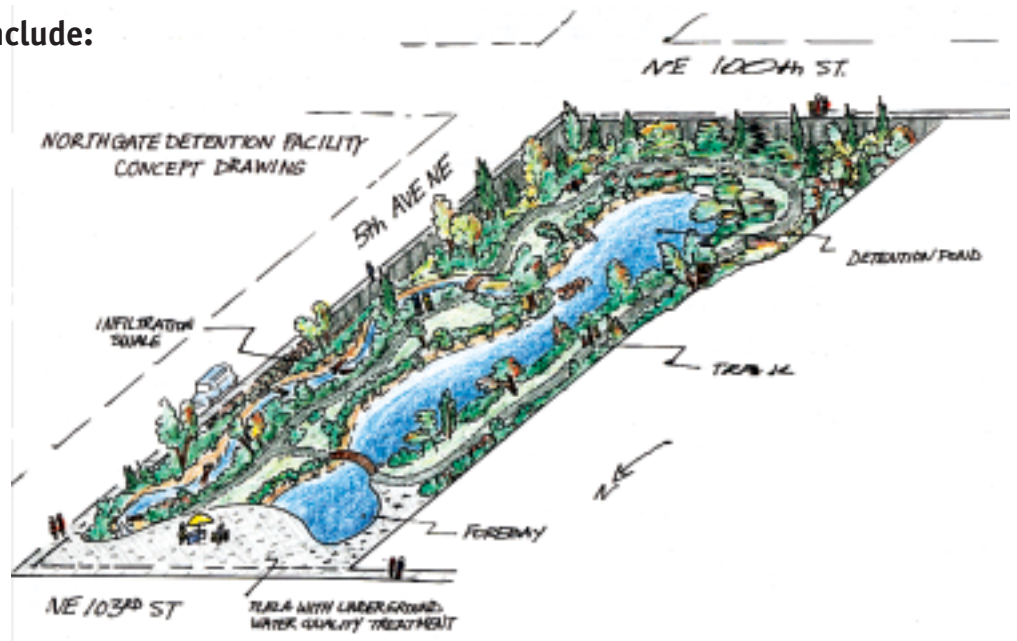


NORTHGATE REGIONAL STORMWATER POND AND OPEN SPACE

The City of Seattle has an opportunity to create new public open space and develop a stormwater pond to manage stormwater runoff, improve water quality and benefit Thornton Creek. The pond would be landscaped with native vegetation and treat runoff from 30 acres of stormwater that currently enters Thornton Creek untreated.

Major features of this facility include:

- Pollutants filtered from stormwater
- Collection, storage and gradual release of stormwater runoff
- New open space for the Northgate community with natural landscaping, walkways, and possibly a plaza.



As part of the Northgate Mall development agreement, which is subject to Seattle City Council approval, Simon Properties will contribute 2.7 acres of the south lot for the City to develop as open space and a stormwater pond. The City agrees to allow Simon to use a share of the pond capacity to treat stormwater from its new development. Simon will pay its share of the annual maintenance cost of the facility. Other property owners who may send stormwater to the facility would pay their share of capital and annual maintenance costs.

Seattle Public Utilities will invite public participation to review open space and stormwater pond options for the south lot. The City will work with other south lot developers and owners to make this open space a great gathering place for residents.

The City has completed other major projects for regional detention in the Thornton Creek watershed. Each of these facilities improve water quality, control flooding, and protect habitat in the City's largest and most complex watershed.

- Meadowbrook Pond
- Enhanced wetland at North Seattle Community College
- Jackson Park detention ponds

How will the regional stormwater treatment and detention facility provide environmental benefits to Thornton Creek?

This area was developed prior to regulations that require that runoff and water quality be managed to reduce impacts to the City's streams and lakes.

The proposed regional facility will filter the runoff, removing oils, heavy metals and dirt in the water that currently flow from parking lots, roadways and other surfaces into Thornton Creek. Then the water will flow into a detention facility and released slowly to prevent erosion, habitat destruction, and flooding. This detention pond will also allow suspended particles to settle, providing further water quality benefits.

Finally, the water will be released through a swale that allows water to infiltrate back into the ground. This action will provide both a measured release and final cleansing before the water is released into the creek. The infiltration of the water, and the mixing of the water with cooler stormwater in an underground pipe, will help to keep the water at a temperature that is better for the creek.

How does the neighborhood, and Thornton Creek benefit from the public/private partnership anticipated in this facility?

In Seattle, regional facilities often cannot be built due to high land costs and the lack of property that is large enough. At Northgate, the City receives a 2.7 acre parcel, valued at \$4 million, to construct this facility.

About 18 acres of the Northgate area (mall and south lot) are expected to be redeveloped. These projects must comply with the City's Stormwater, Grading, and Drainage Control Code requirements for detention and water quality treatment. Developers will pay for a share of the construction based on the amount of surface area that is developed. Managing water in this regional facility will provide better treatment than if each developer created separate individual underground vaults.

The regional facility will be able to manage and treat run off from about 30 acres, nearly twice the area that would have been managed and treated if the property developers each created separate systems.

The facility will also be landscaped with natural vegetation and include pedestrian access and a plaza, so open space benefits will also be a part of this facility. Similar features are a part of other regional detention facilities in the Thornton Creek watershed, including Meadowbrook Pond and the enhanced wetland at North Seattle Community College.